

Comments from Steering Committee submitted through the survey – January 2022

Brighton Historic Loop

Assets

Brighton is a community located in a remarkably beautiful natural setting with outstanding access to year-round recreational opportunities, including a mile long ADA-accessible nature trail with interpretive signage, alpine and backcountry winter recreation, hiking and picnicking. The air is pristine all year, except in summer when wildfire smoke drifts into the Intermountain Region. The water has won Best Water in Utah and comes directly from headwater sources.

Represents the "true" Brighton - This is the area people think of when you mention Brighton.

Gateway to the upper canyon.

Wetlands

Wildlife

Transportation hub, as well as a transportation challenge. Brighton Loop is home to Brighton Resort, which is a major draw in the winter, obviously, but has plans to expand a mountain bike trail network and grow summer attractions. A trail network that

Challenges

Parking is a concern in winter when peak days cause vehicles to overflow into the highway below the Brighton Loop, presenting a serious safety issue.

Brighton Loop Road is maintained by UDOT as a single-one-way road. Recently the number of visitors has increased to 1.7 million annually. On a busy weekend, traffic is heavy. UPD reported 4,225 vehicles on Memorial Day 2021; 9,206 on July 5 2021; and 8,284 on July 24 2021). Most people use a personal vehicle to drive up the canyon because there are no summer buses, and limited bus service in winter.

Heavy year-round visitation is complicated by the fact that there are sometimes no public restrooms open. The Forest Service public restroom at Silver Lake is closed from October to mid-June. The Brighton Resort has agreed to leave the restrooms at Milly Chalet open year-round, and they maintain them at no public cost.

Overuse, crowding, public disregard of private ownership.

Wildlife - pressure on habitat, disruptive interactions.

Wet lands in center of loop, Silver Lake itself

traffic and parking

Not good pedestrian access around the loop

Goals

- Collaborate with public and private entities to promote access to recreation opportunities with safe, sustainable transportation options.
- Coordinate with Brighton Ski Resort to create a beautification plan in the Loop area that honors the natural and cultural history of the canyon.
- Support design planning in the Brighton Loop that uses coordinated signage to create a sense of stewardship and understanding of canyon features.
- Ensure that modern information technologies, including internet and mobile phone transmitters, will be available for businesses, residents, and visitors.
- Work with Wasatch Front Waste and Recycling Department to provide trash and recycle systems that are aesthetic, clean, efficient and located in appropriate areas for residential use.
- Work with Brighton Resort on a sustainability plan to demonstrate how both the Town and the Resort are actively providing resources and funding to support a resilient environment and watershed.

Civic facilities. Close to fire station?

Move trash collection off of loop.

Allow small retail, restaurants.

Walking paths

Allow some higher density housing for employees?

Most likely location for any type of walkable town center.

Eventually this would be the right area for additional town amenities including some elements of a town center.

Zoning Considerations

Eliminate roadside parking except in designated areas.

Limit parking along the loop.

Year round public restrooms.

Traffic/ mass transit

Promote mixed use development.

Parking

pedestrian safety

Lady of the Lake Dispersed Residential

Assets

Private

Beautiful old growth forest neighborhood adjacent to outstanding summer and winter trails.

Small but spacious neighborhood with only 14 homes that are set far apart.

LOL has a well-run and efficient Homeowners Association with a conscientiously managed private water system.

Densely forested residential neighborhood. Many developed areas in the canyon favor views, while LotL features nestled homes in the forest.

Challenges

STR's

maintaining infrastructure - roads, water, sewer

fire mitigation

The road is closed and unplowed in winter because it is part of the Nordic Center's cross-country ski route. There is no winter access except by hiking in.

In summer, the unpaved roads are very steep and narrow.

This is a gated community which limits access for deliveries and other services.

This area should have access to the trash dumpsters at Fire Station #108 (currently UFA does not allow this).

Water. My understanding is that there is no winter water currently available here.

keeping the day users at the lake out of the residential areas

Goals

Remain small scale single family residences

This area will remain a quiet residential area.

Residents have been proactive in Defensible Space projects and will continue to maintain their properties as they deal with an aging forest, bark beetle and balsam wooly adelgid (BWA) infestation.

Residents will engage with Solitude to make their neighborhood safer from reckless skiers coming off Solitude snow trails.

Residents need a designated winter parking area near Fire Station 108.

Promote improved internet and cell phone service.

Promote improved trash service.

This area is also used for nordic skiing trails, so limiting development, particularly winter access may be important, unless the existing trails are rerouted.

keep the same use

Zoning Considerations

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

Emergency Access

This is a self-sustaining and engaging community.

There is little potential for increased development.

Only remodels will be happening in this area.

This area should remain a seasonal access residential neighborhood.

limit large parties

Lage amounts of forest have been cut in this area to market lots. The town should regulate the cutting of trees without any development plans.

Other Comments:

Evergreen Community was left out of this survey. It's just below and adjacent to LOL. Evergreen is a US Forest Service lease area, full of beautiful old growth conifers. They have had to make sad decisions to cut many of them due to BWA infestation. Evergreen is a proactive Defensible Space community. Closed in winter with no winter water or plowed road. They are on the sewer. Strong and efficient HOA. Gated. Need designated winter parking outside gate. Need access to trash dumpsters at Fire Station #108. Need better internet. Both communities (LOL & Evergreen) are adjacent to Camp Tuttle, a popular boys and girls summer camp operated by the Episcopal Diocese of Utah. There is a small church in the camp that is sometimes used by the diocese for small gatherings or services.

Forest Glen Residential

Assets

Privacy

FG is located in a spectacular aspen forest on the southside of the highway.

Great access to hiking trails.

Strong HOAs.

This area is divided into two areas because of the water system configuration: Forest Glen A at the upper entrance from the Guardsmans Pass hairpin turn: and Forest Glen B/C at the lower entrance from Guardsmans Pass.

Views. Pine tree is one of the highest neighborhoods in the canyon and is known for its vistas. This can also present a challenge as regulating building height and size (as development is attracted to the neighborhood)

Challenges

Sewer (lack thereof)

This is a gated community which limits access for mail, package deliveries and other services.

It has steep narrow roads with no parking allowed.

It is not on the sewer (with a very few exceptions), so it is not eligible for short term rentals, although some homeowners persist in renting.

Traffic on the guard road

Overuse of the pass road

Goals

This neighborhood will remain a very private gated community.

Should remain as is

Zoning Considerations

limit building in sensitive areas.

Limit view shed impacts.

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

Emergency Access

Code enforcement for short-term rental violations should be continued.

Solitude Multi-Family and Commercial

Assets

Restaurants

Meeting places

The upper Village is a year-round gathering place for visitors and residents.

Public amenities are always freely available, including access to restrooms, trails, restaurants, biking trails, disc golf, summer lift service, Alpine and Nordic winter recreation. The lower Moonbeam area is closed in summer, although there are occasional special events scheduled there.

This area has walkable access to trails, a small store, a health clinic, and several restaurants. It is well-designed and maintained to invite public stewardship and appreciation of mountain spaces.

Solitude has the largest water system in the canyon. It operates on a surplus water contract and is strictly maintained and tested by the private water company.

They also maintain their own security patrol, waste management, package delivery drop, and some code enforcement.

As a walkable commercial area, this is likely one of the few areas where light pollution is of less concern. Underutilized parking infrastructure outside of the ski season. Proper utilization year-round could alleviate parking concerns on the canyon road.

a good variety of events

Has a higher capacity for visitors

Has public restrooms available

Challenges

Congestion, overuse

Parking

Winter roadside parking on peak days at both entries is dangerous.

Goals

Base of resort area. Prevent development from spreading out beyond this zone.

Zoning Considerations

limit building heights

encourage mass transit

Allow some higher density employee housing?

Collaboration with Solitude Master Village Association and the MSD has been helpful when dealing with short-term rental licensing and noise issues. It would be good to continue that effort.

Promote high density development and transportation options.

It is difficult to regulate this area because of the forest service land but the Town should work with the resort and the forest service to mitigate the impacts, especially with any new development.

Silver Fork Residential

Assets

Silver Fork is an accessible, non-gated community adjacent to outstanding trails such as Willow Heights and Silver Fork Canyon. The northside aspen forest and the southside evergreen forest provide a natural and exhilarating contrast. Silver Fork Lodge has provided a close-by natural gathering place.

Almost a town by itself.

Prime residential area.

A good community.

Wildlife

Largest area of year-round residents

Challenges

- There are not enough post boxes to accommodate the influx of full-time residents.
- Internet service is not good, especially on the southside where there is no direct line-of-sight the broadband provider.
- Cell Phone service along the road is also deficient outside of home-based WiFi networks.
- Short-Term Rental expansion will require adequate and equitable code enforcement.
- Above-ground electric lines are interspersed among the highly flammable conifers on the southside, presenting an ever-present fire hazard.

STR's - disruptive

traffic

visitors' disregard for private property

Old infrastructure can make updating challenging. For example, the recent expansion of high-speed internet has highlighted the spaghetti of existing telephone lines in the neighborhood.

Goals

- Encourage and support private internet providers to supply reliable internet service.
- Request that the fiber installed up the canyon be upgraded/repared to provide adequate cell service.
- Collaborate with Rocky Mountain Power on a public-private plan to bury electric lines in the community.
- Continue to cooperate with the MSD and Granicus to provide Short-Term-Rental Code Enforcement and reasonable development planning.

- Encourage Defensible Space maintenance by homeowners in partnership with Unified Fire Authority (UFA), Utah Forests Fire and State Lands (UFFSL), and the Forest Service.
 - Continue efforts to be sure each home has a large fire-resistant, reflective address sign.
 - Encourage homeowners to remove rocks along roadways to allow for emergency access.
- maintain residential fabric.

Limited commercial development

As the largest year-round residential population, regulation of short-term rentals should continue.

Zoning Considerations

Short term rentals

Trash collection

Mail/package delivery

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

Emergency access

Limit multi-unit homes and continue regulating the extent of short-term rentals.

Pine Tree Residential

Assets

Pinetree is adjacent to Spruces Campground, one of the most popular and versatile recreation sites in the canyon. Residents have easy winter, spring, and fall access to that area. However,

Spruces is closed in summer to everyone but campers. The popular trail to Green's Basin is open year-round and runs adjacent to upper Pinetree.

Pinetree is a fairly dense neighborhood of 38 homes with narrow mountain roads.

It is forested with conifers that have remained healthy due to the abundant water naturally available in the area.

Challenges

Access

Poor water supply

Some homes are not on the sewer, so they are not eligible to be used as short-term rentals.

The water system has had some legal problems connecting to the new water line that was installed recently.

Illegal short-term rentals and noise violations have been a problem for residents, so better code enforcement is needed.

Roadside parking at the entrance presents a problem for seeing oncoming traffic, especially in winter.

Goals

roads

Limit development because of water supply issues

This area may see many remodeling projects that will upgrade existing older cabins.

Homes should have a suggested "no building-10 ft-from-from-the-property line" rule because of roof avalanches shedding onto neighboring homes.

Roadside parking on the highway except in designated areas should be eliminated.

Parking for private residents is often a problem because of limited space in private lots; this could be better regulated by MSD when remodels are contemplated.

Improve maintenance of roads for safety and access.

Zoning Considerations

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

emergency access

Private, off-road parking should not be allowed because the roads are too narrow.

Encourage UDOT to designate some safe roadside parking on the highway, and not allow any other roadside parking near Pinetree entrance.

Cardiff Residential

Assets

Seclusion

Ease of access to popular summer and winter recreation.

The relatively flat topography for roads makes the neighborhood accessible for residents year-round. Snow removal is done by a local resident on a subscription basis from neighbors.

Residents are very proactive about Defensible Space projects and have helped make it safer from wildfire.

Challenges

Access

Public/private conflicts

The gates in the community make it more difficult to provide package delivery and other services to residents. However, they keep out the large number of visitors who would otherwise be trespassing on private property.

Internet service and cell phone service is the poorest quality of anywhere in the canyon, mainly because they don't have a direct line of sight to broadband repeaters. CenturyLink service is substandard and getting worse.

There is no sewer system in Cardiff, and it is unlikely that residents will want to pay for it to come into the neighborhood because of the distance and cost involved.

The gate is a consistent problem because the USForest Service has jurisdiction of it, UDOT snowplows break it, maintenance is often neglected, and there are flooding issues under the gate.

Accessing properties through the summer traffic at the trailheads. Walking traffic on access roads.

Goals

Keep it exclusively residential

Collaborate with US Forest Service to provide trash dumpsters for residents and visitors at the entry to Cardiff.

This area will see more new homes, not just remodels. They tend to be larger homes on spacious lots.

Zoning Considerations

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

Emergency access

There can be no short-term rentals due to lack of sewer in Cardiff.

Other Comments:

Mill D North Community was left out. They are a US Forest Service lease community. Well-planned design, spacious, large lot sizes. There are 23 homes with no more lots available. Closed in winter because the Forest Service doesn't allow them to turn on their water delivery system in winter. They are a very proactive community for Defensible Space. The road is a looped road, paved and steep. The HOA is very strong, efficient, and engaging. They are ineligible for short term rentals due to lack of year-round water.

Mt Haven Residential

Assets

Privacy, seclusion

Secluded steep, dense neighborhood with 45 structures. Wildlife and moose are ever-present. Conifer cover is healthy, but residents are proactive about Defensible Space projects.

Secluded steep, dense neighborhood with 45 structures. Wildlife and moose are ever-present. Conifer cover is healthy, but residents are proactive about Defensible Space projects.

Challenges

Private/public conflicts

Steep roads and the gate at the beginning limit access for delivery, emergency, and other services.

Mail delivery is missing.

Nearby trash dumpsters should be available year-round.

Goals

This area may have new cabins built one-by-one.

Care should be taken to ensure they are not too close together and that the water system is able to supply growing demand.

It is a difficult building site because of steep, narrow roads.

They are not on the sewer and probably won't be for many years if ever.

The water system needs upgrades if it is to be used by year-round residents.

Currently the water system is shut down in winter.

Zoning Considerations

code compliance

STR limits

Water constraints

Height limits

Building Square foot limits

Snow impacts - road clearing, roof slides

Fire mitigation

Emergency access

No short-term rentals allowed because of limited access to water and sewer.

Natural Lands and Open Space

Assets

Natural Beauty

Wildlife

This is the most important part of big cottonwood canyon. It should be protected from development and overuse.

Challenges

Overuse, degradation

Congestion

Parking

Wildlife conflicts

Private property/public area conflicts

As development continues at a rapid pace in Salt Lake County the canyons become more and more valuable as an escape from the valley. Every year the canyons see more and more traffic which is unsustainable. Recreational opportunities are being overused.

Goals

limit development

guide increasing usage to minimize adverse environmental effects

Preserve continued water quality

Preservation and promoting responsible use.

Provide high quality recreation for visitors

Zoning Considerations

Encourage mass transit

More restrooms!

Protect wildlife

preservation.

Maintenance of trailheads and overused areas near the road and lakes